

<div>CITY OF SAN JOSÉ, CALIFORNIA</div> <div>Department of Planning, Building and Code Enforcement</div> <div>801 North First Street, Room 400</div> <div>San José, California 95110-1795</div>	<div>Hearing Date/Agenda Number</div> <div>H.L.C. 11/06/02 Item. 5.a.</div>
	<div>File Number</div> <div>AD02-907</div>
	<div>Application Type</div> <div>Adjustment / CDBG Application</div>
	<div>Council District</div> <div>3</div> <div>SNI</div> <div>13th Street</div>
	<div>Planning Area</div> <div>Central</div>
	<div>Assessor's Parcel Number(s)</div> <div>467-18-086</div>

STAFF REPORT

PROJECT DESCRIPTION	Completed by: Rob Eastwood	
Location: West side of North Eighth Street, approximately 135 feet north of Santa Clara Street.		
Gross Acreage: 0.55	Net Acreage: 0.55	Net Density: n/a
Existing Zoning: RM – Multi-Family Residential	Existing Use: Day Care Center	
Proposed Zoning: No change	Proposed Use: Day Care Center	

GENERAL PLAN	Completed by: RLE
Land Use/Transportation Diagram Designation	Project Conformance:
General Commercial	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING	Completed by: RLE
North: Attached Multi-Family Residential	R-M Multiple Residence
East: Private School	GC General Commercial
South: Commercial	GC General Commercial
West: Public School	R-M Multiple Residence

ENVIRONMENTAL STATUS	Completed by: RLE
<input type="checkbox"/> Environmental Impact Report found complete	<input checked="" type="checkbox"/> Exempt
<input type="checkbox"/> Negative Declaration circulated on	<input type="checkbox"/> Environmental Review Incomplete
<input type="checkbox"/> Negative Declaration adopted on	

FILE HISTORY AD01-405, AD02-044	Completed by: RLE
Annexation Title: Original City	Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION		
<input checked="" type="checkbox"/> Approval	Date _____	Approved by: _____
<input type="checkbox"/> Approval with Conditions		<input type="checkbox"/> Action
<input type="checkbox"/> Denial		<input checked="" type="checkbox"/> Recommendation
<input type="checkbox"/> Uphold Director's Decision		

OWNER / DEVELOPER	DESIGNER
San Jose Day Nursery	Techtonics
33 North 8 th Street	1500 Park Avenue
San Jose CA 95112	Emeryville CA 94608

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: RLE

Department of Public Works

None

Other Departments and Agencies

None

GENERAL CORRESPONDENCE

None

ANALYSIS AND RECOMMENDATIONS**BACKGROUND**

The subject site is the San Jose Day Nursery, which is located on a 0.55 acre site on the west side of North Eighth Street, approximately 135 feet north of Santa Clara Street (33 N. Eighth Street). The San Jose Day Nursery is proposing to renovate their facility, which will include the addition of ADA ramps, replacement of existing windows and doors on all elevations but the front facade and construction of a 70 square foot restroom.

In 2001, the San Jose Day Nursery applied for Community Development Block Grant (CDBG) Funding from U.S. Housing and Urban Development (HUD) through the City's CDBG administration program. This federal funding request requires the project to be evaluated under the context of the National Environmental Policy Act (NEPA) and section 106 of the National Historic Preservation Act (NHPA), which applies to federal actions. As the project will entail the renovation of an 84 year old building, an historic property recordation form and analysis was prepared per the City's Programmatic Agreement (a copy of which is in the Landmarks Commission Handbook) with the State Historic Preservation Officer (SHPO), and in accordance with NEPA and HUD requirements.

On September 6, the San Jose Day Nursery project was heard by the Historic Landmarks Commission (the September staff report is attached). The Commission recommended that the building be found eligible for listing on the National Register and added the facility to the City's Historic Resources Inventory, thereby enabling use of the State Historic Building Code. In reviewing the proposed renovation, the Commission found that the construction of access ramps, conversion of windows to doors, and construction of a new restroom were consistent with the Secretary of Interior standards. However, the Commission expressed concern regarding the replacement of existing windows with wood windows and recommended that the applicant evaluate reuse, repair and thermal upgrading of all of the existing windows and report findings to the Landmarks Commission at the October 2, 2002 meeting (the item was deferred to November 6, 2002 to provide more time to the applicant). The Landmarks Commission also recommended that the applicant submit a materials board and/or brochures detailing proposed window treatments, awning and roof materials.

PROJECT RESUBMITTAL

In response to the recommendations of the Historic Landmarks Commission, the applicant has analyzed alternatives and modified their proposed scope of work for replacement of the existing windows. This research and proposal is summarized in a letter to Courtney Damkroger from John Carson, Executive Director of the Nursery, dated October 21, 2002 (attached).

The window replacement alternatives include (1) refurbishment of the existing steel frame windows, (2) replacement with steel frame windows, and (3) replacement with aluminum clad wood glider windows constructed to closely match the proportions and appearance of the existing steel frame windows. The applicant evaluated each of these alternatives for costs, long term maintenance, thermal insulation and energy efficiency, and safety. The evaluation of options and cost estimates are also attached. According to the applicant's analysis, replacement with new steel windows would cost significantly more in installation costs than wood windows. The thermal insulation, or energy efficiency, performance from new steel windows, would be significantly less than new wood/aluminum windows. This is estimated to translate in to higher energy costs as well. Refurbishment of the existing steel windows, which would include reglazing, sandblasting, and refinishing, would cost approximately 6% more in installation costs than wood windows. The energy efficiency of the refurbished window is estimated to be poorer than both new steel and wood/aluminum windows and more expensive than the other alternatives.

In addition to installation and energy costs, the applicant also evaluated safety concerns between the three alternatives. Both steel window alternatives include outward opening casement windows. As the renovation project also includes ADA improvements adjacent to many of these windows, the casement windows pose a safety hazard for children at the Nursery. In addition to these safety concerns, the applicant has also stated that the difficulty of maintaining the existing steel windows raises security concerns (break-ins) at the building.

The applicant concludes that due to installation, thermal energy costs, and safety issues, either refurbishment of the existing or replacement with new steel windows is not feasible. As an alternative, the applicant proposes to maintain and refurbish the windows and doors on the Eighth Street façade (with the exception of one small double-hung wood window) in order to preserve the historical integrity of the primary elevation. The existing wood frame window on the front façade noted for replacement is currently inoperable and will be replaced with a wood frame, double hung window to match the existing.

The applicant proposes the installation of aluminum-clad wood windows on the remaining three elevations which will both protect the safety of the children and provide savings related to installation, energy efficiency, and long term maintenance. In an effort to respect the historical integrity of the building, the applicant worked with an historic consultant to determine the original window color. It was found that "putty brown" was the likely original shade of the steel windows and the applicant proposes to replicate that color on all windows.

ANALYSIS

The remaining issue for evaluation is the proposed window treatment for the south, north and west elevations. The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings recommends the following priority of treatments: retention, repair, replacement in kind. The applicant proposes to retain the windows on the front elevation, refurbish them and replace all windows on the remaining three elevations. The Guidelines (please note the attached excerpt) state that when replacement is undertaken, care should be taken to replace in kind and when an alternative material is proposed the color, profile, detailing and glass to frame ratio should be matched to the greatest degree possible.

In the case of the replacement windows on the Day Nursery, the applicant proposes to replace the steel casement windows with a custom-sized, aluminum-clad wood glider window of the same dimension with a similar profile, detailing and glass to frame ratio. All windows, new and existing, will be custom painted a "putty brown" shade to closely match the original color scheme of the windows.

Planning staff believes that given the programmatic and financial considerations of the project, the proposed solution meets the Secretary of the Interior's Standards.

RECOMMENDATION

Planning staff recommends that the Landmarks Commission find the proposed project in compliance with the Secretary of the Interior's Standards and refer the project to the State Historic Preservation Officer for concurrence, pursuant to NEPA and NHPA requirements for CDBG funding and in conformance with the Programmatic Agreement among the California Office of Historic Preservation, Advisory Council on Historic Preservation and the City of San Jose.

Attachments

Pbce001/planning files/adjustments/ad02-907